



GRASSROOTS
REALTY GROUP

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10 Kingston Drive
Red Deer, Alberta

MLS # A2316099



\$476,000

Division:	Kentwood East		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,132 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Interior Lot, Lawn, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: N/A

Welcome to Kentwood East!! This spacious 5-bedroom bi-level is the perfect fit for a growing family, offering exceptional versatility throughout its spacious layout, two garages, an attached 22'-3" X 18'-3" insulated double garage, and a separate double detached heated shop 25' X 23' ideal for hobbies, storage, or a potential option of a home-based business. The main level features three generously sized bedrooms, including the primary suite with a private 3-piece ensuite—an excellent setup for families with young children. At the rear of the home, the bright kitchen and dining area showcase beautiful oak cabinetry, abundant counter and cabinet space, and plenty of room for family meals and entertaining. A welcoming front living room and a 4-piece main bathroom complete the main floor. The fully finished lower level is warmed by in-floor heat and offers a spacious family/games room, a fifth bedroom that is currently utilized as a dedicated theatre room with media equipment included, plus a comfortable fourth bedroom, providing flexibility to suit your family's needs. Outside, you'll appreciate the large yard with ample space for kids to play while still accommodating the impressive second garage/overhead forced air heated shop with 240V and its own 60-amp panel. Having two garages provides outstanding versatility for vehicle storage, recreational toys, workshop/woodworking space, additional storage or whatever your heart desires. Additional upgrades include new shingles in 2015, a new furnace and hot water tank in 2011, central air conditioning installed in 2017, newer flooring in the dining area, and a new deck in 2015.